



City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

CHARLES J. PHELAN, JR.
COUNCILLOR – WARD FIVE

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November 9, 2021

**Community Meeting
Potential Development at 21-31 Beale Street
Thursday, November 18th at 7:00 pm via Zoom**

Dear Neighbor,

Councillor Nina Liang and I will hold a Community Meeting on a Planning Board proposal to build a mixed-use development at 21-31 Beale Street. As the developer's attorney explains in the project description on the reverse side, the plan includes retail on the first floor and apartments above between Cushing Street and Chapman Street. The Community Meeting will be held via remote meeting access using Zoom Video communications on Thursday, November 18th at 7:00 PM. Copies of the plans will be available to on City Council page of the City website at www.quincyma.gov. The proposal will be going before Planning Board in December for site plan review.

As always if anyone has any questions or cannot make the meeting please feel to contact myself and Councillor Liang at 617-376-1358 or via email at nliang@quincyma.gov.

Join Zoom Meeting -

<https://us06web.zoom.us/j/89540158493?pwd=dXNGVFFhaGhSOVV2Y2g0MW9kV3BHdz09>

Meeting ID: 895 4015 8493 Passcode: L90cD0

Join by Telephone - (312) 626 6799 or (929) 436 2866

Meeting ID: 895 4015 8493 Passcode: 518028

Find your local number: <https://us06web.zoom.us/j/89540158493?pwd=dXNGVFFhaGhSOVV2Y2g0MW9kV3BHdz09>

As your Ward Councillor, one of my most important roles is to keep you informed of matters that may affect you. If you have any questions or concerns, please feel free to call me at 617-376-1355 or email me at chuckphelan@quincyma.gov. For more news and information visit my Ward 5 page at QuincyMA.gov and sign up for updates thru the My Q Portal.

Sincerely,

Charles J. Phelan, Jr.
Ward Five Councillor

cc: Area Residents

City Hall, 1305 Hancock Street, Quincy, MA, 02169-5102



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November 9, 2021

Councilor Nina Liang
Councilor Charles Phelan
Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

RE: Proposal of BCC Acquisitions LLC
Property: 21-29 & 31 Beale Street, 51-55 Cushing Street & 65-67 Chapman Street

Dear Councilors Liang & Phelan:

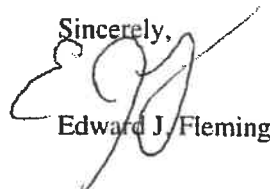
Please be advised that this office represents BCC Acquisitions LLC with regard to its Planning Board application for the redevelopment of the properties at 21-29 Beale Street, 31 Beale Street, 51-55 Cushing Street & 65-67 Chapman Street. The properties include the entire block of storefronts on Beale Street from Chapman to Cushing along with two four-family houses behind the retail. The site is approximately 33,172 sq. ft. and located within a Business C zoning district, which allows for mixed-use development.

The Proposal includes the removal of the existing retail buildings on Beale Street, as well as the four-family houses at 55 Cushing and 65 Chapman, and the construction of a new, mixed-use building on the site. The new building will include six (6) new retail spaces along Beale Street, a two-story parking garage in the rear of the site, and Eighty (80) residential units above. The new retail on Beale Street will consist of six (6) retail spaces ranging in size from 745 sq. ft. to 3,951 sq. ft. The residential building above the retail spaces and garage will vary in height from four (4) stories in the rear of the site to six (6) stories along Beale Street and will include an exterior courtyard, a fitness facility, and a meeting room. The proposal will also include improvements to the exterior space, including widened sidewalks along Beale Street for improved pedestrian space and exterior options for the retail tenants.

The proposal will require public hearings before City's Planning Board and Zoning Board of Appeals. The initial public hearing has been scheduled for December 8th. We look forward to sharing the plans with the neighbors and Wollaston business community on November 18, 2021.

Thank you, in advance, for your assistance in this matter.

Sincerely,



Edward J. Fleming